



77 Stonechat Road, Billericay, CM11 2NZ

Offers In Excess Of £560,000

- SOLD BY QUIRKS
- INDEPENDENT DRIVEWAY
- DOWNSTAIRS W.C
- NO ONWARD CHAIN
- SEPARATE DINING ROOM
- DETACHED PROPERTY
- 8FT WIDE SIDE ACCESS
- 32FT x 48FT GARDEN
- SPACIOUS LOUNGE
- NEARBY SHOPS AND SCHOOLS

77 Stonechat Road, Billericay CM11 2NZ

4 1 1 C

Council Tax Band: E



This four bedroom family home is located on the popular Birds development in Billericay and is being offered for sale with no onward chain. This excellent size detached house is approached via a large independent driveway providing ample off street parking, and has features including 8ft (2.4 metres) wide side access, a downstairs W.C and secluded rear garden. There is generous accommodation throughout including a spacious 19ft lounge, separate dining room, kitchen with garden access and integrated appliances including oven, hob and extractor fan, there are spaces for a washing machine and fridge freezer. The Master bedroom is to the rear aspect and has potential to create an en-suite as this room adjoins the refitted family bathroom. Ideally located for nearby schools, shops and The Mill Meadows Nature Reserve. This property offers potential to extend and enjoys a sunny aspect rear garden approaching 50ft (15 metres) in depth.

LOBBY

ENTRANCE HALL

DOWNSTAIRS W.C

7'1" x 3'7"

LOUNGE

19'4" x 11'10"

KITCHEN

10'6" x 10'2"

DINING ROOM

12'10" x 8'11"

FIRST FLOOR LANDING

BEDROOM ONE

12'7" x 12'4"

BEDROOM TWO

12'0" x 9'8"

BEDROOM THREE

12'1" x 9'8"

BEDROOM FOUR

13'1" x 6'10"

FAMILY BATHROOM

6'3" x 6'2"

REAR GARDEN

48'0" x 32'0"





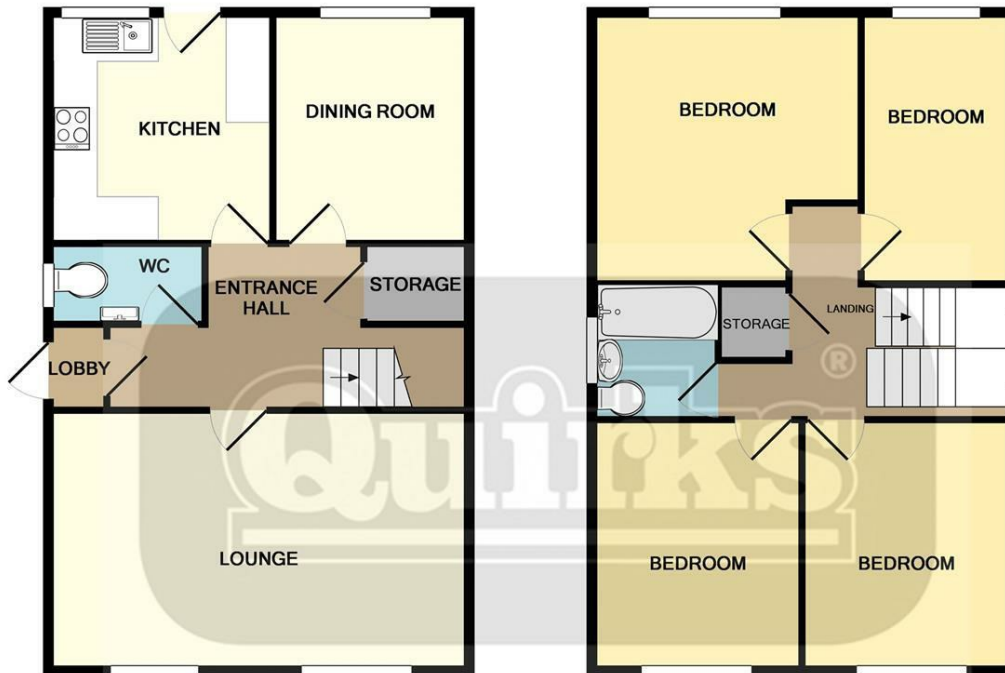
Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 572 SQ.FT.
(53.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.3 SQ.M.)

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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